

## Proposed Modifications to Zoning Code

### SECTION 2 DISTRICTS

#### 2.1 Establishment

Residence R-3 District R3  
Light Industrial-2 District LI2  
Add Retail Business-2 District BR2

##### **2.1.12 Residence 3 (R3) District**

The purpose of the R3 District is to provide an area for higher density, multi-family dwellings.

##### **2.1.13 Retail Business 2 (BR2) District**

The purpose of the Retail Business 2 (BR2) Zone is to encourage uses supportive of the adjacent residential areas and to allow for the development of residential buildings and residential units above ground floor retail.

##### **2.1.14 Light Industrial (LI2) District**

The purpose of the Light Industrial 2 District is to provide an area for light industrial uses compatible with the adjacent residential district.

### 3.0 USE REGULATIONS

#### 3.2 Accessory Uses and Structures

##### 3.2.4 Accessory Uses in the Residence District

3.2.4.3. Community Parking Area. In the R2 and R3 Districts only, a community parking area accessory to residential use is allowed by site plan review.

### 4.0 DIMENSIONAL REGULATIONS

**4.1.3 Conversion of Dwellings.** No new dwelling unit created by the conversion of an existing dwelling into a greater number of units or by addition or enlargement of an existing dwelling shall be permitted unless the requirements of minimum lot area for each dwelling unit, maximum ratio of floor area to lot area, usable open space and off street parking are satisfied for all dwelling units (in existence and proposed) in the dwelling after the conversion or enlargement.

#### 4.2 Notes to Dimensional Table

4.2.6 LI2 District. In the LI2 District, residential use shall conform to the requirements of the R3 District.

#### 4.3 Special Dimensional Regulations

##### 4.3.4. Useable Open Space and Balconies

4.3.4.3. Service areas such as laundry yards, rubbish storage yards and loading areas; entrance and service walkways, parking areas and driveways shall not be counted as usable open space.

4.3.4.6. In the R3 District, open space at ground level must be visually or physically accessible from public sidewalks/streets. A minimum of fifty (50) percent of open space must be at-grade; private balconies, decks and rooftop spaces can account for a maximum of twenty-five (25) percent of the required open space; common balconies, decks and rooftop spaces can be used to satisfy the remaining requirement

4.3.5 Required Yards; R1, R2 and R3 Districts.

4.3.12 Floor Area Ratio; R2 and R3 District. In a Residence 2 or Residence 3 District....

4.3.12.3. In the R3 District only, the allowable FAR may be increased to 1.5 provided that the project accommodates 10% of family housing; or 10% affordable housing. Family housing is defined as units with three or more bedrooms. Affordable housing is defined as housing targeted to families with incomes at or below 80% of the median area income.

4.3.12.4. In the R3 District, the bonus floor are ratio delineated in the Table of Dimensional Regulations may apply provided that at least fifty (50) percent of the required parking is enclosed underground (see definition below), and/or within the principal building, and/or in a structure not more than ten (10) feet high. In the R3 District, the underground parking bonus is subject to the approval of a special permit, design review and site plan review. As described in the design guidelines, all under-building parking should be concealed from view from the street and the elevation should not be visible in the main façade of the building.

For the purposes of this section 4.3.12.4. only, underground shall mean: The location of the entire parking facility below the finished grade of the ground abutting the structure, or the underground portion thereof, which grade is maintained naturally without any structural support. No more than two access drives, which in combination total no more than thirty (30) feet in width, shall be permitted to be above the finished grade and still be considered to be located underground.

## SECTION 5 GENERAL REGULATIONS

### 5.1 OFF-STREET PARKING

#### 5.1.2 Table of Required Off-Street Parking Spaces

Use	Required Parking Spaces
Dwelling – for each dwelling unit in a building containing three (3) or more dwelling units except in the R-3 District	One and one-half (1.5) parking spaces, except two (2) in the Waterfront District and one (1) in NHR, plus one-half (0.5) additional space for each bedroom in excess of two (2) in any unit therein

### 5.4 SIGNS AND ILLUMINATIONS

5.4.2 Signs in Residential Districts. The following signs are permitted in R1, R2 and R3 Districts:

5.4.3 Signs in Retail Business Districts. The following signs are permitted in BR and BR2 Districts:

## SECTION 10 DEFINITIONS

Art use: The creation, manufacture, or assemblage of visual art, including two- or three-dimensional works of fine art or craft, or other fine art objects created, manufactured, or assembled for the purpose of sale, display, commission, consignment or trade by artists or artisans; or classes held for art instruction.

Health and Fitness Club: A private facility for the purpose of providing physical fitness, exercise, therapy, rehabilitation and health-related services.